




# CITY OF FALLS CHURCH

DATE: May 14, 2010

TO: John Lawrence, Chair, and Members of the Planning Commission

FROM: Suzanne M. Cotellessa, AICP, General Manager of   
Development Services/Planning Director

SUBJECT: **Subdivision and Site Plan # 2010-0202**  
**350 and 360 S. Washington St. (Wilden/McKeever)**

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Following its May 10, 2010 Planning Commission work session on The Wilden/McKeever project, the applicants revised their previously submitted joint site plan/subdivision plat and provided a response letter (Attachment 1) to staff comments and revised plans (Attachment 2). The applicant also provided colored architectural renderings and details on the green roof element and porous paving.

The applicant has been working with City staff on the entrance to the project via Fairfax Street, with respect to asphalt pavement section and curb and gutter. The City Engineer believes that it is in the best interests of the City to ask the applicant to provide a 22' pavement section with curb and gutter only on the west side of the street along the Wilden frontage and to seek additional right of way width and curb and gutter on the east side of the street when redevelopment of that property comes into play. The pavement section will be graded to capture stormwater into the west side curb and gutter. This will allow additional roadwidth for larger vehicles in the interim. That pavement section should be carried past the driveway entrance to accommodate fire truck turnaround and extension of the pedestrian connection via zebra striping from the sidewalk fronting the Wilden to the existing asphalt trail further down Fairfax Street.

Staff will send through the administrative review process this 3<sup>rd</sup> submission to confirm that it meets all City regulations as modified. This can be done post Planning Commission review and approval. The motion for approval, as recommended by staff, incorporates conditions that provide for final administrative review and with any additional modifications as may be determined by the Planning Commission. The staff-recommended conditions include final signatures, notes regarding after hours parking on the commercial site, inclusion on the site plan of the four-way reversion agreement described below, and revisions to the Fairfax street pavement section.

The submitted site plan will, in addition to providing for the construction of The Wilden and McKeever projects, amend the previously approved site plan for the 350/360/370 S. Washington Street complex. The Homestretch property at 370 S. Washington will retain all of its previously approved parking, will cooperate in vacation of utility, access, and construction easements, and

its entrance will be relocated to the south as shown in the site plan. A reversion agreement among the owners of 350, 360, and 370 S. Washington and the City of Falls Church (Attachment 3) will be made a part of this site plan approval, providing for the approved site plan and subdivision plat to be considered null and void so that the site may revert to its previously approved site plan within a prescribed time so that all current owners are held harmless in the event that the project is not able to go forward..

Sample motions (Attachment 4) are for Planning Commission's use as it considers approval of the site plan and subdivision plat.

Attachments: 1. Comment Response Letter dated 5/12/2010 from applicants  
2. Revised Site Plan and Preliminary Subdivision/Easement Plats Dated 5/12/10  
3. Four-way cooperative agreement re site plan/subdivision plat reversion  
4. Sample motions